

**WILLIAMSBURG PLANNING COMMISSION
MINUTES
2005 COMPREHENSIVE PLAN WORK SESSION #6
Monday, March 22, 2004**

A work session of the Williamsburg Planning Commission was held on Monday, March 22, 2004, at 6:30 p.m., in Classroom #1, Quarterpath Recreation Center, 202 Quarterpath Road, on Monday, March 22, 2004 at 3:30 p.m.

ATTENDANCE AND CALL TO ORDER

Present were Commissioners Freiling, Young, Hertzler, McBeth, Pons and Smith. Commissioners Friend was absent. Also present was Planning Director Nester and Zoning Administrator Murphy.

Mr. Freiling called the meeting to order.

OPEN FORUM

No one appeared to speak.

COMPREHENSIVE PLAN UPDATE

Michael Fox, Assistant to the President, and Anna Martin, Vice President, appeared before the Commission representing the College of William & Mary. Mr. Fox made the following points:

- In 1994 it was decided to retain the size of the student body. However, holding the line on admissions in the future will be hard. During the present decade, sixty-one thousand additional Virginia students are waiting to enter college. If William and Mary is to remain William and Mary, we will need help from this community.
- President Sullivan has outlined the following principals over the past year: W&M will resist growth of our undergraduate student body; W&M will maintain our residential scale and pedestrian orientation; W&M will enhance the architectural integrity of campus; W&M will renovate where possible, build when necessary and on campus where possible; W&M will work with the community and neighbors as we renovate and construct the new campus facilities; W&M will seek new resources and innovative financial options to properly maintain and utilize current college assets – particularly those adjacent to the community; and W&M will continue efforts to support Merchants Square, High Street and New Town as innovative areas of retail and mixed use development – and encourage student focused businesses to locate close to campus.

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Anna Martin reviewed the College's construction plans. She said that the College has not seen this much construction since the late 60s and early 70s. In February 2003 the College updated the 1987 Master Plan. Some of the ideas identified in the Master Plan were: a residential, pedestrian-oriented campus; parking on the perimeter of campus; preservation of open space; better connection between campus precincts. She displayed an illustrative plan along Jamestown Road, which proposed a much smoother architectural transition than now exists. Architectural guidelines have been established based on where one is on campus – from most to least traditional.

Ms. Martin showed a schedule which proposed 15-20 buildings over the next 10-12 years. Including:

- New parking garage, August 04 to November 05
- Rec Sports Center, September 04 to July 06
- Barksdale Dorms, February 05 to July 06
- Law Library, March 05 to December 07
- Lake Matoaka Amphitheater, September 05 to March 07
- Millington and Rogers halls, Fall 05 to Fall 09
- Andrews Hall, June 07 to December 08
- Small Hall, December 07 to December 10

In addition, she said that the new Business School is not on the chart because of fund raising, and that the old Bookstore will be remodeled into a new Admission's Office, but that they are waiting until the results of the Jamestown Road Parking and Traffic Study before proceeding.

On question from Mr. Pons, Ms. Martin said that the Barksdale Dorm will house 328 students, with 80 additional possible if attics are finished. 250 students from Dillard will be relocated here, as well as 90 students now staying in triple rooms that were designed as doubles. She said that moving students to campus will reduce parking demands.

Mr. Pons said that the College needs more dormitory space in its master plan, and that this would help close-by neighborhoods revitalize themselves. Mr. Pons also suggested that traffic flow be better addressed, and that a designated main entrance for parking purposes would be helpful.

On question from Ms. Smith, Ms. Martin said that the Barksdale Dorm will decrease cars on campus. Sophomores in Dillard can have cars (150 students presently), and have the right to park on campus. Ms. Smith asked about open space along Jamestown Road, and Ms. Martin said that the Barksdale Dorm buildings will occupy 1.6 acres of a 6 acre site.

Mr. Freiling asked a number of questions:

- How can more information on student businesses be exchanged.

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- What is the College position on private off-campus student housing? Mr. Freiling, Mr. Fox said that the primary W&M focus is on maintaining a residential campus, and that they would like to participate in discussions about additional housing for students.
- What will happen to Dillard? Ms. Martin said that a final decision hasn't been made, but that it could be used as "swing space" during the renovation program at the College.
- What are plans for Zable Stadium? Ms. Martin said that the athletic department would like to expand and renovate training facilities and lockers, but that depends on fund availability. There are no plans to expand seating capacity.
- How often does W&M Hall parking lot fill up? Ms. Martin said that it is full during special events. On question from Ms. McBeth, she said that students can move to faculty and staff spaces during the weekends when special events are held.
- Are there plans for "warehousing" parking for students? Ms. Martin said there is difficulty in determining the number of illegal cars in town that could use such a facility. She said better enforcement is needed to control parking in neighborhoods.

Ms. McBeth noted that when the Business School is built, parking "friction" will return. Ms. Martin agreed.

Ms. Smith asked about the Hospital site, and Mr. Fox said that the College is concerned with its future use because it is adjacent to the campus.

On question from Mr. Hertzler, Mr. Fox said that 75% of undergraduates are housed on campus (43% at UVa) – the only other state school with more on campus housing for undergraduates is VMI.

Mr. Hertzler suggested widening Monticello Avenue to make it a seamless corridor. Mr. Fox said that it is a College policy to maintain the road as a two lane facility except at the Ironbound Road intersection. Mr. Nester said that this is supported by the 1998 Comprehensive Plan.

Mr. Hertzler observed that if we can't find space for student housing in town, what would it take to build further out and provide better transportation.

Mr. Pons asked if anything can help to maintain the size of the College. Mr. Fox said that it would help to have the Plan state that maintaining the College at its current size will help to maintain the character of the community.

Mr. Pons said that he would like to see the old houses along Jamestown Road kept – they add to the community character.

Mr. Fox said that the College supports the City's efforts to establish graduated parking fines.

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Mr. Freiling thanked Ms. Martin and Mr. Fox for appearing at the work session.

There was a discussion about the Comprehensive Plan process. Mr. Pons suggested that an agenda be prepared for the rest of the year, and said that he thought the process was too disorganized at present. Mr. Freiling suggested that Mr. Pons and one other Commission member meet with Mr. Nester to discuss the logistics for the Plan update.

Work sessions were set for April 5, 6:30 p.m., Municipal Building (Convention and Visitor's Bureau and Sharpe Student Survey presentation) and April 19, 3:30 p.m. (Colonial Williamsburg Foundation).

Mr. Nester announced that the first Public Forum on the Plan has been scheduled for Thursday, May 6 at 6:30 p.m. in the Community Building. The Commission decided to schedule a second public forum in the afternoon, and requested Mr. Nester to find an acceptable date.

OPEN FORUM

Tom Patton, 505 Capitol Court, commended the Commission on its process so far, and suggested Bruton Heights as another possible meeting venue.

Debbie Keene, 718 Jamestown Road, noted that many people don't know that the Comprehensive Plan is being updated. Mr. Nester said that the Public Forums will be publicized in the City's next newsletter, and that a web site is being developed.

The meeting adjourned at 5:45 p.m.

Paul Freiling, Chairman
Williamsburg Planning Commission